



Ideal for Mandaue professionals, first-time homebuyers, and start-up families.

Amadeo

 *Inside La Almirah Crest,
Cogon, Liloan, Cebu*

TURNED OVER: **AUGUST 2025**

OPEN FOR RESERVATION!

*The Future is Liloan.
Own a Piece of It.*



THE LILOAN ADVANTAGE:

MANDAUE ACCESS, RESORT LIVING.

Why savvy professionals are moving North.

CONVENIENCE



- ✓ Cansaga Bay Bridge connecting Liloan to Mandaue/Cebu City
- ✓ 15-minute reach to SM Consolacion and Mandaue Reclamation
- ✓ Commute with Ease

LIFESTYLE



- ✓ Sanctuary Living
- ✓ Weekend Ready
- ✓ Essentials Nearby

VALUE



- ✓ Boomtown Status
- ✓ City Studio Price, Premium Condo Space
- ✓ New Infrastructure Developments in Liloan

Top 3 Reasons Clients Choose Amadeo



Strategic Access



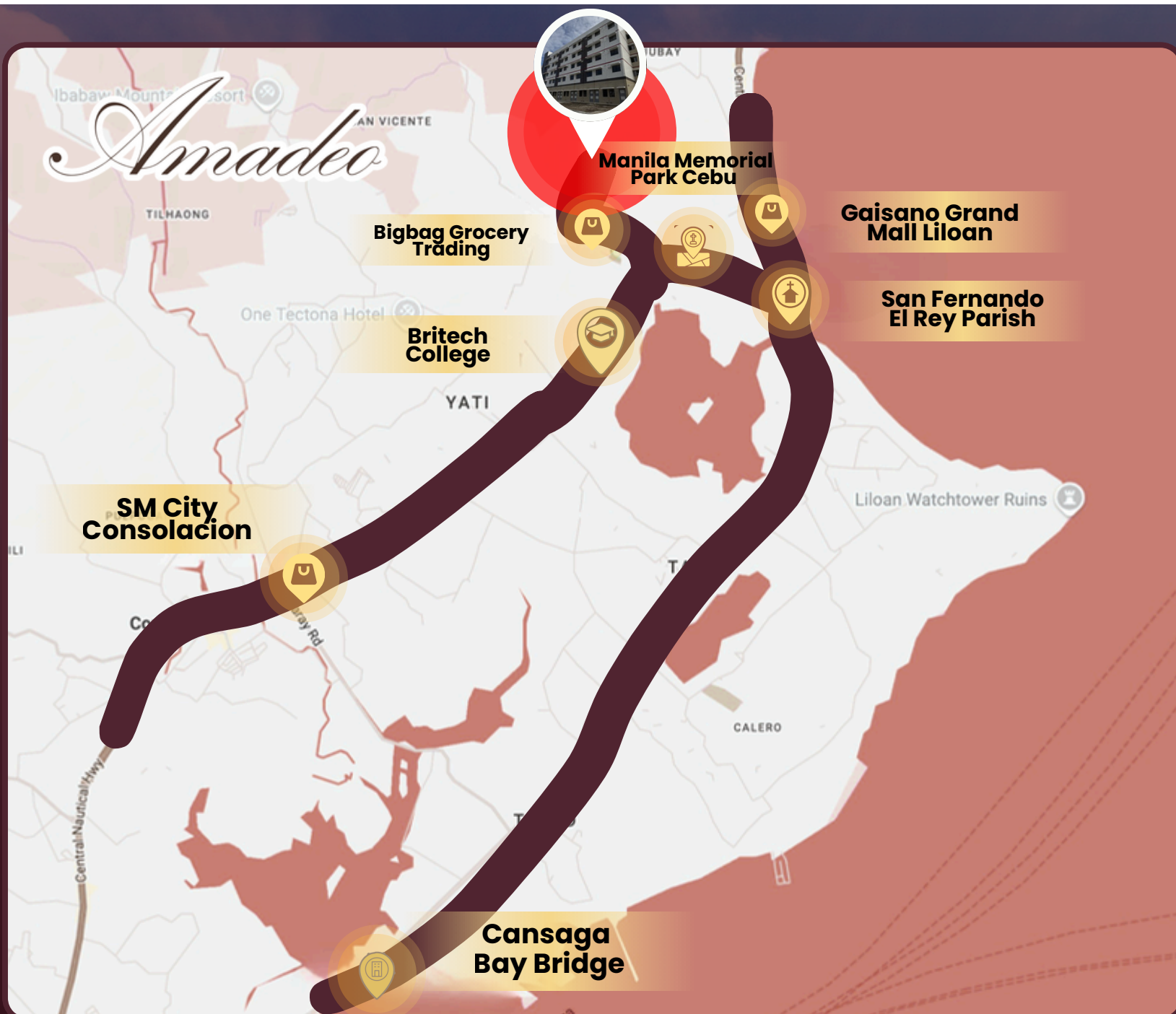
Double-Layer Security



Unbeatable Value

LOCATION MAP

MANDAUE ACCESS, RESORT LIVING.



CLOSEST LANDMARKS

 Bigbag Grocery Trading 950m 2 mins	 Gaisano Grand Mall Liloan 2.5km 6 mins	 SM City Consolacion 4.8km 12 mins
 Manila Memorial Park Cebu 1.7km 4 mins	 San Fernando El Rey Parish 2.7km 7 mins	 Cansaga Bay Bridge 9.3km 20 mins
 Britech College 1.9km 5 mins		

SCAN TO OPEN
IN GOOGLE MAPS:



MID-RISE RESIDENTIAL CONDOMONIUM

FEATURE	PROJECT DETAILS
Developer:	Myvan Properties and Development Inc.
Location:	Inside La Almirah Crest, Cogon, Liloan, Cebu
Project Type:	Mid-Rise Residential Condominium (Tower 2)
Status:	Ready for Occupancy (RFO)



INVENTORY AND TIMELINE

- ⇒ Total Inventory: 114 units (Low-Density & Exclusive)
- ⇒ Unit Mix: Studio units
- ⇒ Turnover Date: 2025
- ⇒ Parking Rules: Parking Slots Available for SALE

THE AMADEO ADVANTAGE:

- Double-Layer Security
- Flood-Free Sanctuary
- Unbeatable Value

AMADEO UNIT TYPES

Condo VS House and Lot: The Smarter Choice

UNIT TYPES

AMADEO GROUND FLOOR UNITS



GF - STUDIO UNIT 1
20.40sqm

GF - STUDIO UNIT 2
21.40sqm

AMADEO 2F - 5F UNITS



STUDIO UNIT 1
18.00sqm

STUDIO UNIT 2
18.90sqm

STUDIO UNIT 3
20.05sqm

INCLUSIONS:

(WHAT'S INCLUDED UPON TURNOVER)



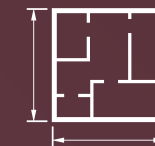
Fully finished units



Kitchen Cabinet



Painted Door



Floor Finished
(Vinyl Wood flooring)



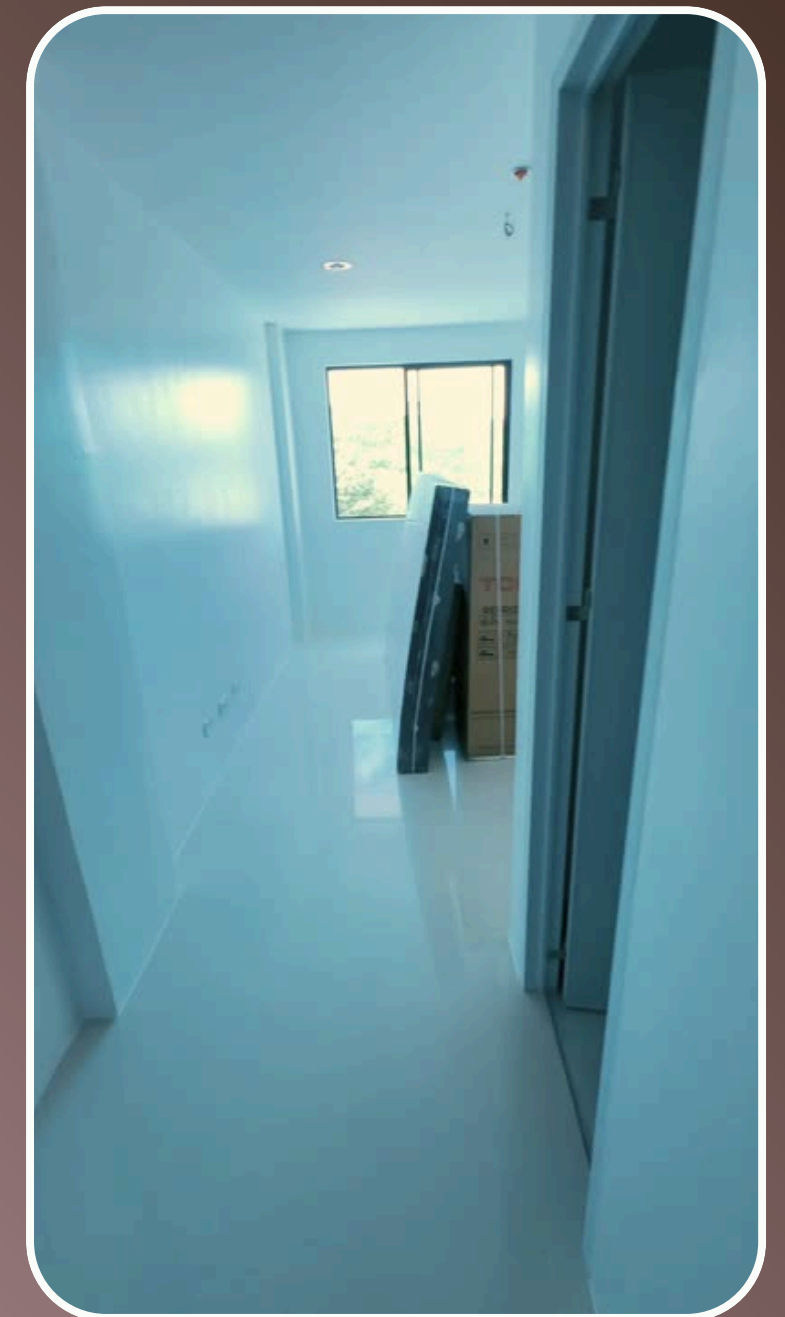
Plumbing Fixtures
(Shower, Lavatory, Water Closet, Kitchen Sink, etc.)



Bathroom Floor finished
(Ceramic Tiles)



Wall finished
(white acrylic paint)



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**UNIT
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STUDIO UNIT 3
20.05sqm

WHAT'S INCLUDED:

Finishes and Deliverables

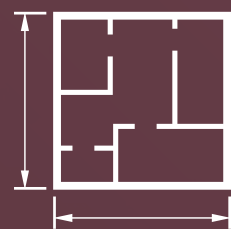
FINISHES



Fully Finished



Wall Finished
(wall acrylic paint)



Floor Finished
(ceramic tiles)



Kitchen Cabinet



Kitchen
Rangehood



Plumbing Fixtures
(Shower, Lavatory, Water
Closet, Kitchen Sink, and etc.)



With or Without
Balcony

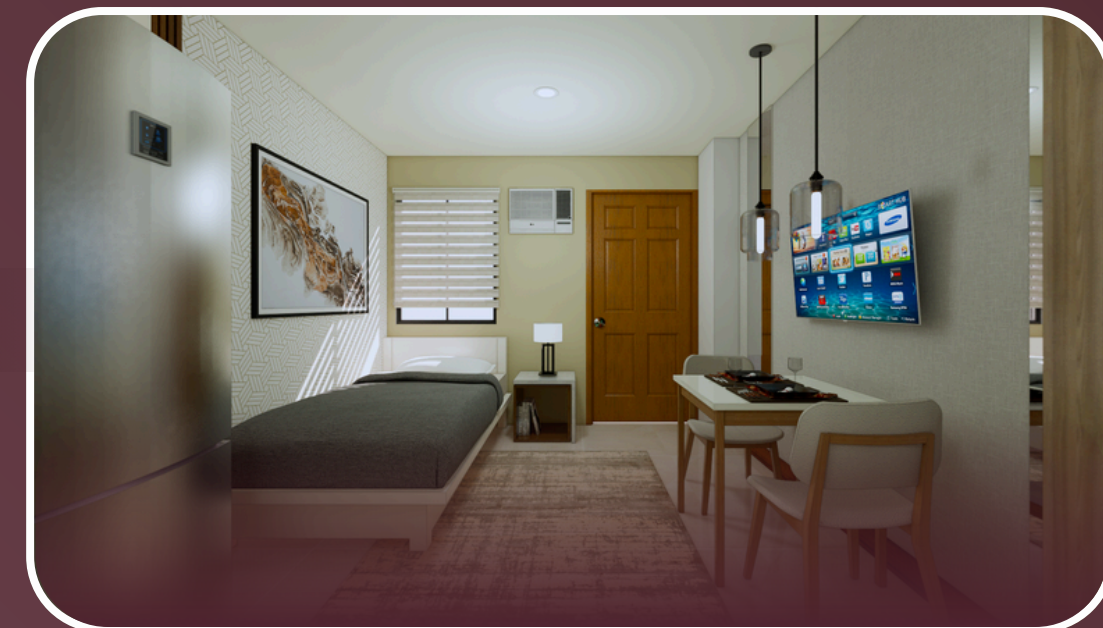
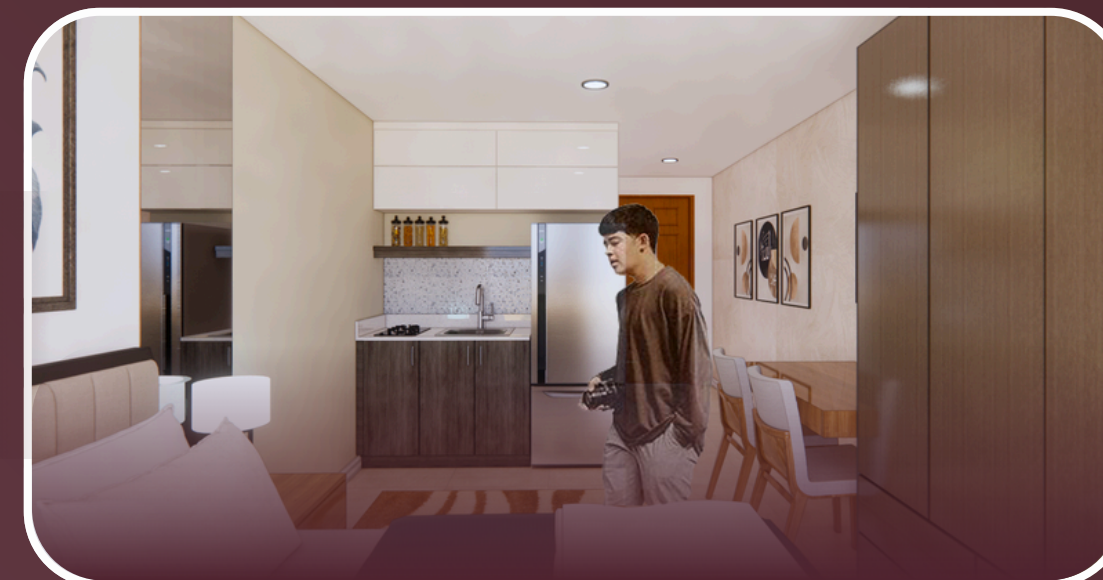


Mahogany Painted
Door

FLOOR AREA



18 | 20 | 21 sqm.



AMENITIES

Experience The Best

**JOGGING
PATH**



**BASKETBALL
COURT**



**THE
CLUBHOUSE**



**SWIMMING
POOL**



PERSPECTIVES

Crafted With Vision

AMADEO 5-STOREY



LIVE THE AMADEO LIFESTYLE

WELLNESS, FAMILY, AND FUTURE

Experience the community designed to your ultimate convenience

WELLNESS AND LEISURE

Experience a quiet, flood-free sanctuary nestled within the secure, gated community of La Almirah Crest.



FAMILY AND COMMUNITY

A pet-friendly, double-layered security environment with a clubhouse, located near top hospitals, schools, and thriving commercial hubs.



PLAY AND CONNECTIVITY

Play and connect with ease at the basketball court, along with seamless connectivity right at your doorstep.



REFLECT AND CONNECT AT THE CHAPEL

Reflect and connect at the Chapel, surrounded by serene spaces for relaxation and spiritual moments.



AMADEO CONDOMINIUM

ZERO DOWNPAYMENT, MOVE IN TOMORROW!

OPTION A: BANK FINANCING RECOMMENDED CHOICE!

UNIT 215 (STUDIO, 18sqm) | TCP 1,584,440.00



**STEP 1:
RESERVE**

Reservation Fee: P10,000 (Deductible)

EXCLUSIVE PROMO

**ZERO
DOWNPAYMENT!!**



**STEP 2:
EQUITY**

Loanable Amount: P1,550,000 (All-In)



**STEP 3:
BANK LOAN
(ALL IN)**

20 YEARS	P12,300/mo
15 YEARS	P14,200/mo
10 YEARS	P18,400/mo

*Indictive Rates.

OPTION B: PAG-IBIG FINANCING

UNIT 314 (STUDIO, 18.1sqm) | TCP 1,600,000.00



**STEP 1:
RESERVE**

Reservation Fee: P10,000 (Deductible)



**STEP 2:
EQUITY**

**ZERO
DOWNPAYMENT**

Loanable Amount: P1,550,000 (All-In)



**STEP 3:
BANK LOAN
(ALL IN)**

30 YEARS	P12,477/mo
25 YEARS	P13,500/mo
20 YEARS	P15,000/mo

*Based on 3-year repricing.

All figures are estimated and subject to change based on final Bank/Pag-ibig approval and prevailing rates.

INVEST YOUR LILOAN HOME

Only 30% of units remaining—own your piece of Amadeo Tower 2 today!

EXCLUSIVE PROMO: SEMI-FURNISHED COUPON

INCLUSIONS ARE:

- Air Conditioner (Window Type)
- Rangehood
- Refrigerator (8 cubic feet)
- Base Kitchen Cabinet
- Bed (Single) with Frame and Foam
- Washing Machine

Amadeo

CONDOMINIUM - LILOAN

CLIENT NAME: _____

ISSUED BY: _____

ISSUED ON: _____

VALID UNTIL FEB 28, 2026

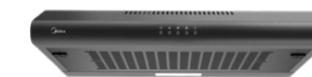
SEMI-FURNISHED COUPON



Aircon
Window Type



Ref (8 cubic)



Rangehood



Washing
Machine



Bed (Single)
with frame
and foam



Base Kitchen Cabinet

FREE Essential Appliances only runs until February 28, 2026.

INVEST YOUR LILOAN HOME

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EXCLUSIVE PROMO: FREE ESSENTIAL APPLIANCES

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70% SOLD OUT

SEMI-FURNISHED COUPON

Amadeo

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ISSUED ON: _____

VALID UNTIL FEB 28, 2026



Aircon Window Type



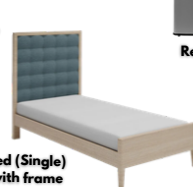
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Rangehood



Washing Machine



Bed (Single) with frame and foam



Base Kitchen Cabinet

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20 YEARS	P12,300/mo
15 YEARS	P14,200/mo
10 YEARS	P18,400/mo

*Indictive Rates.

Own the unit and enjoy a **FREE** complete appliance package.

SECURE YOUR UNIT TODAY!

Follow these simple steps to start your investment journey,



RESERVE



SUBMIT



APPROVAL

Pay the **Reservation Fee** and **sign the form.**
(IMMEDIATE)

Complete your **CIS** and **upload your 2 valid IDs.**
(1-3 Days)

Document verification and **official turnover unit.**
(7 - 14 Days)

REQUIREMENTS CHECKLIST:

BUYERS

- 2 Government Valid IDs
- Reservation Fee (NO DOWNPAYMENT)
- Filled out Customer Information Sheet (CIS)
- Signed Reservation Form

OFW

- Filled out Customer Information Sheet (CIS)
- Signed Reservation Form
- Proof of Remittance/Job Contract

SCAN THIS QR CODE FOR ALL THE REQUIREMENTS:



VISIT OUR OFFICE:

2/F Cityscape Hotel, F. Cabahug St. Mandaue City, Cebu



RESERVE YOUR UNIT TODAY

SAVE OUR DIGITAL

Have questions? **Contact us today and follow us on Facebook for updates.**



Scan QR Code for
AMADEO'S FACEBOOK PAGE

 **RESERVE NOW!**

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